

Vision

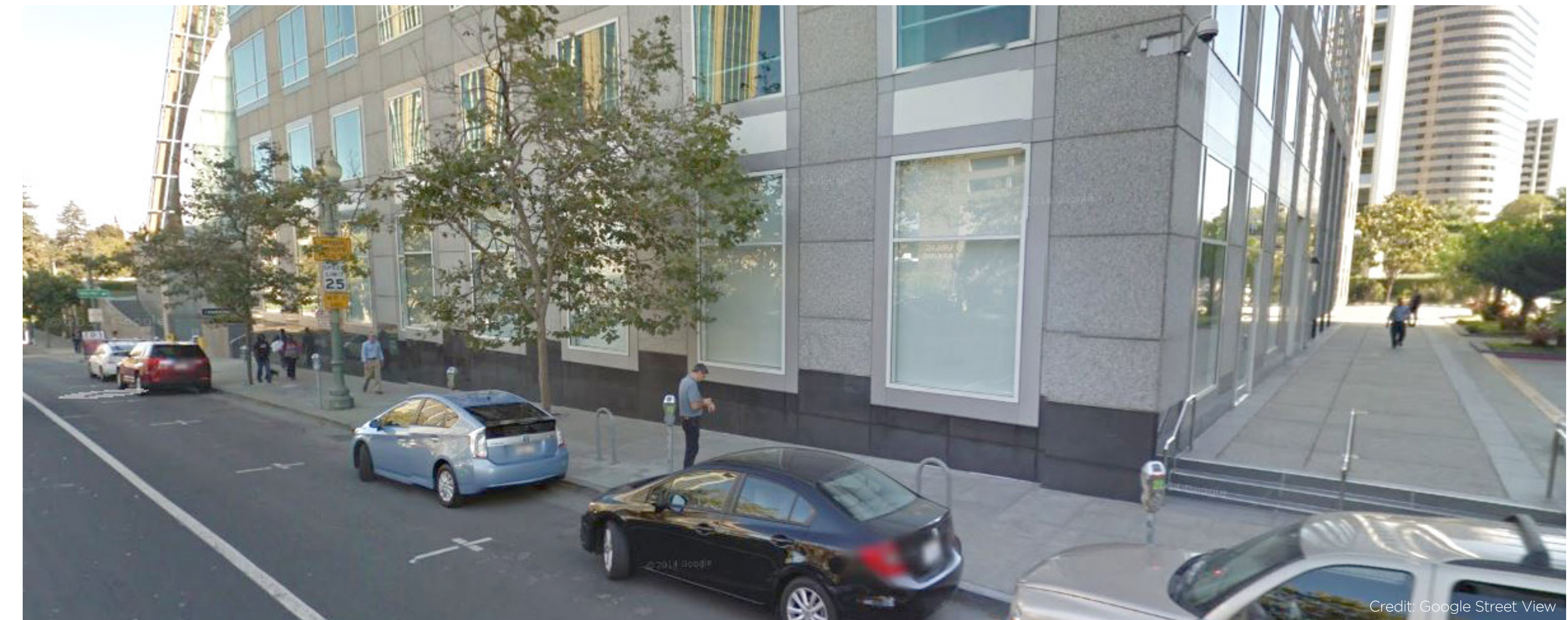
The vision of the Central SoMa Plan is to provide a safe, accessible, and attractive walking environment for all streets of the Plan Area by requiring that the ground floor of new buildings successfully engage with the street and outside world.

Without Regulations

In the past, the City did not regulate the design of ground floors. In many cases, this led to buildings that ignored any association with the street, creating the kinds of undesirable conditions that people on foot tend to avoid.



For people walking, bare walls and ground floors dominated by non-public uses (such as offices) are dull and disconnecting.



Credit: Google Street View



When there are too many driveways, people on foot are endangered or disrupted by constant vehicular movement across the sidewalk.



Credit: Google Street View

When buildings are set back from the sidewalk, people on foot feel more exposed and less safe.

Existing Regulations

In recent years, the City has enacted numerous regulations to improve the interaction between the ground floor of buildings and their surrounding areas, leading to safer and more active streets.



Clear views inside and high ceilings create a sense of interest, connection, and spaciousness.



Limiting curb cuts and requiring buildings to extend to the property line creates an uninterrupted and safe environment for people walking.

Proposed Controls

The Central SoMa Plan proposes to implement the following strategies:

1. Prohibit offices fronting the street
2. Require active commercial and/or community-serving uses along 4th Street from Bryant north to Folsom Street, and from Folsom Street west to 6th Street.
3. Require new privately-owned public open spaces (POPOS) to be lined with active commercial and/or community-serving uses.
4. Require PDR uses on the ground floor of new office buildings. Allow PDR and arts uses to count as “active commercial,” as long as they have transparent storefronts similar to those required of retail.
5. Prohibit new curb cuts on Folsom, Brannan, Townsend, Second, 3rd, 4th, and 6th Streets within the Plan Area (as well as the south side of Howard Street if it continues as a one-way street). Additionally, a Conditional Use Permit would be required for new curb cuts along Harrison, Bryant, and Fifth Streets, as well as Howard if it becomes a two-way street.

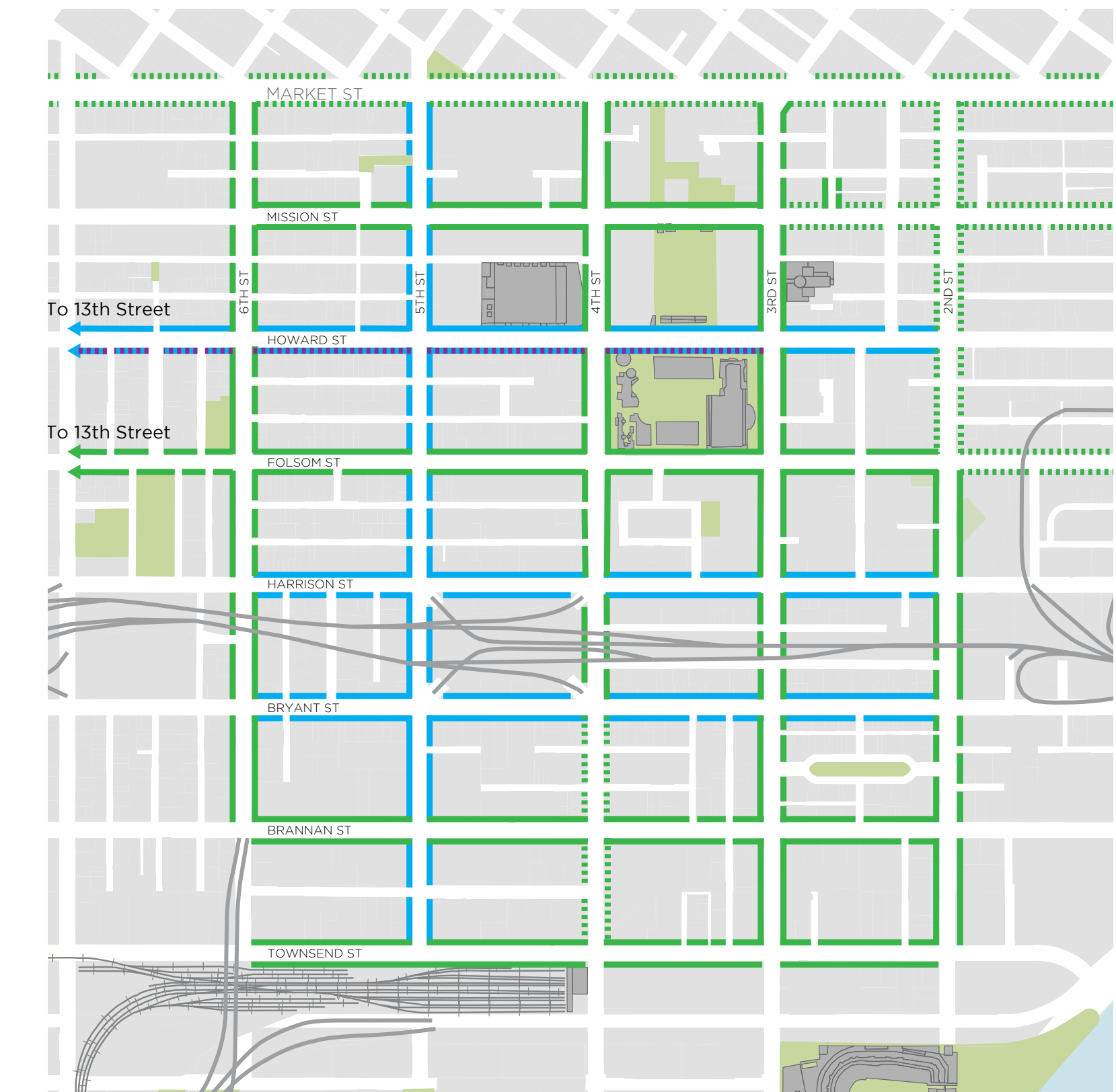


An existing POPOS in Central SoMa (303 2nd Street) lined with active uses.



Many PDR uses benefit from actively engaging the street – especially those with a retail component.

In the Plan Area, curb cuts will either be banned or require a Conditional Use permit on all the major streets.



- New curb cuts currently prohibited
- Proposed prohibition on new curb cuts
- Proposed Conditional Use for new curb cuts
- Proposed Howard Street south side, 3rd to 11th Street:
New curb-cuts prohibited on one-way blocks
New curb-cuts require Conditional Use on two-way blocks.